

096.0

0004

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

970,700 / 970,700

USE VALUE:

970,700 / 970,700

ASSESSED:

970,700 / 970,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		HODGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NAYAK CARL KARAN ETAL/ TRUSTEE	
Owner 2: CARL KARAN NAYAK LIVING TRUST	
Owner 3: CHARMINE DEMANUELE LIVING TRUS	
Street 1: 1 HODGE RD	
Street 2:	

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER	
Owner 1: NAYAK CARL KARAN -	
Owner 2: DEMANUELE CHARMAINE -	
Street 1: 1 HODGE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 11,245 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1986, having primarily Clapboard Exterior and 2192 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11245		Sq. Ft.	Site		0	70.	0.64	4			Shape	-5					503,638						503,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							11245.000		466,600		500		503,600		970,700							
Total Card							0.258		466,600		500		503,600		970,700		Entered Lot Size					
Total Parcel							0.258		466,600		500		503,600		970,700		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		442.84		/Parcel:		442.8		Land Unit Type:					

Total Card / Total Parcel
970,700 / 970,700
970,700 / 970,700
970,700 / 970,700



USER DEFINED	
Prior Id # 1:	63095
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:29:16
LAST REV	
Date	Time
10/08/20	11:46:13
mmcmakin	
7885	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
NAYAK CARL KARA	75511-53	1	9/1/2020	Convenience	99 No No
HEALY MICHAEL T	69571-409		7/7/2017		875,000 No No
HEALY MICHAEL T	67796-263		8/12/2016	Convenience	1 No No
	18587-190		10/1/1987		286,000 No No Y

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Result
11/2/2018		Meas/Inspect	DGM D Mann
10/8/2018		MEAS&NOTICE	CC Chris C
2/5/2018		SQ Returned	MM Mary M
6/4/2009		Measured	189 PATRIOT
11/8/2000		Hearing Chag	201 PATRIOT
11/8/1999		Mailer Sent	
10/15/1999		Measured	256 PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	3	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

7		10
6	WDK	
	PAT	9
3		WDK
7		5
		5

34

SFL
FFL
BMT24 FFL
BMT

34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub % Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,240	42.330	52,494						
FFL	First Floor	1,240	141.110	174,980						
SFL	Second Floor	952	141.110	134,339						
WDK	Deck	153	12.530	1,918						
PAT	Patio	63	6.000	378						
				Net Sketched Area: 3,648			Total: 364,109			
Size Ad	2192	Gross Are	3648	FinArea	2192					

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X10	A	AV	1986	5.38	T	26.4	101			500			500

More: N

Total Yard Items:

500

Total Special Features:

Total:

500